

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING
COMMISSION HELD THURSDAY, AUGUST 13, 2015 AT THE HYRUM CIVIC
CENTER, 83 WEST MAIN.

CONVENED: 6:30 P.M.

CONDUCTING: Chairwoman Terry Mann.

PRESENT: Chairwoman Terry Mann, Commissioners Angi Bair, Jeff Nielsen, Wayne Olsen, Brian Carver and Alternate Kevin Anderson.

EXCUSED: NA

OTHERS PRESENT: City Administrator Ron Salvesen and Jake Thompson, Rod Thompson, Kelly Johnson, Mike Jones, Steve Gudmunson, Julie Gudmunson, Grover Smith, Vicky Smith, Steve Parkinson, Doug Bingham, Kathy Bingham, Dave Byington, Daniel Byington, Steve Adams, Glenn Voth, Kathleen Voth, Sidney Allen, Rieta Leatham, and Clayton Gefre with the Herald Journal. Secretary Michelle Jensen recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Terry Mann

INVOCATION: Commissioner Angi Bair

APPROVAL OF MINUTES:

Discussion:

Chairman Terry Mann stated that on Page 17 it should read "Brett Rigby" not "Brent Rigby".

ACTION AMENDED 09-10-15	Commissioner Angi Bair Olsen made a motion to approve the minutes of July 30, 2015 as amended. Commissioner Jeff Nielsen seconded the motion and all five commissioners present voted aye.
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AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was FAXED to The Herald Journal, and mailed to each member of the Planning Commission, and posted at the Civic Center more than forty-eight hours before meeting time.

ACTION	Commissioner Jeff Nielsen made a motion to approve the Agenda for August 13, 2015 as written. Commissioner Wayne Olsen seconded the motion and all five commissioners present voted aye.
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AGENDA

6. PUBLIC HEARING:

A. The Hyrum City Planning Commission will hold a public hearing Thursday, August 13, 2015 at 6:30 p.m. in the Civic Center, 83 West Main, Hyrum to receive public comments regarding a proposed Concept Plan for a Planned Unit Development for a 44 unit Multi-Family Condominium Complex, located at approximately 291 West Main (approximately 3.788 acres).

Copies of the proposed Concept Plan are available for public inspection at the Hyrum City Office, 83 West Main, Hyrum, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

7. SCHEDULED DELEGATIONS:

A. [Jake Thompson, Direct Homes LLC](#) - To request concept plan approval for Green Meadow Villas a 44 unit condominium planned unit development, at 291 West Main, Hyrum.

B. [Kelly Johnson, AA Access Storage](#) - To request site plan approval for a 94 unit storage building at 295 West Main, Hyrum.

8. OTHER BUSINESS

A. Discussion of miscellaneous zoning ordinances and review of training meeting.

9. ADJOURNMENT

PUBLIC HEARING:

- A. THE HYRUM CITY PLANNING COMMISSION WILL HOLD A PUBLIC HEARING THURSDAY, AUGUST 13, 2015 AT 6:30 P.M. IN THE CIVIC CENTER, 83 WEST MAIN, HYRUM TO RECEIVE PUBLIC COMMENTS REGARDING A PROPOSED CONCEPT PLAN FOR A PLANNED UNIT DEVELOPMENT FOR A 44 UNIT MULTI-FAMILY CONDOMINIUM COMPLEX, LOCATED AT APPROXIMATELY 291 WEST MAIN (APPROXIMATELY 3.788 ACRES) .**
COPIES OF THE PROPOSED CONCEPT PLAN ARE AVAILABLE FOR PUBLIC INSPECTION AT THE HYRUM CITY OFFICE, 83 WEST MAIN, HYRUM, WEEKDAYS BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M.

Discussion:

Chairwoman Terry Mann opened the public hearing at 6:40pm.

Rod Thompson stated they are trying to enhance a part of Hyrum at 290 West Main. He said that this is not a multi-family unit they are individually owned town homes, not rentals. They are trying to accomplish a project for those young families that are looking for a home and cannot afford one. They will be built out of hardy board, rock and brick, 3 bedroom, 2.5 half bath, knotty alder cabinets, granite countertops, and approximately 1,800 square feet. He stated that they have had requests of why don't you go to the south end of the valley and build there. He stated these will not be rentals.

Sid Allen asked do they have garages.

Rod Thompson stated yes they will have a two car garage. They will be under a HOA so it will be maintained professionally.

Julie Gudmunson lives at the property that abuts this development. She stated she is wondering about the possibility of having a fifteen foot easement on the east side so they can get a vehicle to their backyards. She was wondering about how much they are going to go for as far as a selling price.

Steve Gudmunson asked if there is a possibility that people could purchase these and rent them out to other people. They feel there should be a very low percentage allowed, ten percent or less of people that will be allowed to rent these. They feel people will purchase them and rent them to other people which is the same as an apartment.

Mike Jones stated he is also concerned about the spring water at the back of their properties, there are four or five of those. He stated there will need to be some sort of a drain that runs it over to salt creek. He stated whomever buys those will have water problems.

Rieta Leatham lives on the corner at 7 North 200 West. She is concerned about the water problem. She stated the surface water is right there. She doesn't know how we can get forty apartments in that small area of land and have parking, she doesn't think it is big enough for forty four of them.

Kathleen Voth stated she lives at 25 East 100 North and she opposes such heavy concentration of people in such a small area. We are a rural community and she would like larger homes and create a higher standard of living here in Hyrum. There are many reasons this should be denied and they are the same reasons that the development was not approved by city council last week. First reason is because it is in a commercial area, she stated we have over 250 homes on the west side of town that have been approved to be built and this is the only commercial area that is zoned commercial close to the west side. As she went past tonight she seen a whole row of cattails, is this designated as a wetland area. She feels there is a possibility that we could use that to our advantage in the commercial area. She is also worried about large impact it will have on the area, if you start at the dam and drive down 4th west to 1st North you have over twenty-three units that are apartment dwellings and on the other side of the street you have the trailer courts. She stated that is a large impact to add forty-four more close dwellings in that small area. Historically the north side of Hyrum was where apartments were allowed and we need to be able to absorb that, this is the reason that they be scattered around town so we can absorb that and keep our rural lifestyle. Congestion from 4th west across the sidewalk through there. If you have ever been out there to pick up a child the congestion is great. We need

to protect our children and make sure that they feel safe walking to school. She stated the school district held a meeting as to how to divide the town for the new school. The school district divided the town so part of the trailer court went to Canyon, it was more equitable and she would hate to see us have an inner city situation. Hyrum has two title one grade schools, title was determined by the number of free school lunches. She feels it is very important to protect the residents that own property here and live here. She wants to keep that area open as a commercial area and provide things for our citizens. It has been mentioned that the PUDS we have in the city have failed a lot of commitments that they have made to Hyrum. The development on the East side of Hyrum had all these promises and they never did any of them, very nice people bought those townhouses and they are up there without any support. Why can't a project such as this go up into that area and try to finish that project. As a Hyrum homeowner and taxpayer I count on you as a Planning Committee and our City Council to protect my lifestyle and my investment in Hyrum, I would also hope that you would put your residents and the quality of live here in Hyrum above a developer's pocket book.

Vicky Smith lives at 45 North 200 West and she owns property that butts up against this property. She stated she agrees with everything that has been said here and thanked Kathleen for all the research that she had done. Vicky stated her big concern is the water problem, at the back corner of their land is the biggest spring and it had always been a swampy area down there. She stated she is really surprised that someone would even consider putting these down there. She guarantees there will be a water problem there and wants to know who is responsible, who will be responsible for water problems on the other side of their land cause it could cause major problems. Once again she agrees with everything that has been said here.

Steve Parkinson stated he is the current owner of the property and he agrees with what has been said but there are two sides to every story. He said there is a concern that the property wont be maintained, well drive around your city there are lots of properties that aren't maintained. There was concern expressed that the owners might turn around and rent their properties out, what if they in turn rent their homes out. He stated he has done a lot to improve that property and cleaned it up significantly; he has hauled in dirt, flattened things out. He stated in concern to the water there, he checked with the state and he could not find anything that designated that as a wet land. He took a big excavator out there and dug down 12 feet and hit water at 10 feet. He encouraged them to drive by the projects that these guys are doing. He stated that these are continued to be called apartments, they are not going to be apartments, and the people that buy these will be owners. He doesn't think this compares to the recent projects that have come before them. This is an ideal location for this, not asking for a variance at all. There is a middle school half block away, gas station a block away, brand new park a half

block away, what a wonderful location for them.

Steve Gudmunson wanted to say one thing about the commercial, they have been there seven years and no business has been successful there. He doesn't feel good about forty-four units but he would rather see it residential than commercial.

Sidney Allen lives on 1st East and stated she lives by apartments. She is not saying these are apartments but if they can rent them out they will soon be apartments with two and three families in them and we know that. EA Millers is expanding there facility and they need a place to put their workers, do we want workers that they bring in to work at EA Millers in apartments that are only 1,800 square feet. She stated with two and half baths, three bedrooms makes it perfect for three families, she seen it all over town as a school bus driver. She stated this is way close to the street, they will be on the street playing. They will soon turn into multi-family housing. Where she lives near apartments there are dogs galore, cops coming in and out, fights between themselves, and she don't think we should have apartment housing on main street of Hyrum. She feels we need to keep our little town a little town, she love Hyrum and has been here 45 years. She could have moved many times and chose to stay, she built right off of Main Street. She has tried to make her home very presentable to Hyrum and she feels more homes like hers need to come instead of apartments with forty-four families times three or two. She stated they need to put them up behind McDonald's in the existing unfinished development. She feels Hyrum zoning should put more stipulations on places that come in like this, she feels hard stipulations should be put on things that come in like this. She wants Hyrum to stay smaller.

Grover Smith lives at 45 North 300 West just adjustment to the property. He feels it would be wise to get EPA clearance before anything is built there. He feels that it might be a better, appropriate place for senior housing. He says we do need something in there that is definite, he wants the best that they can get there like everybody else does.

Casey Lape lives at 330 south 200 west. She stated this complex won't be right in back yard but it is in her community. She stated she has lived in Hyrum her whole life and she is afraid of the direction that it is going. She feels we are oversaturated with apartments and the condos that are for sale are on the market for years. No I don't want it in my back yard, they sit and they do drive the prices down of the other houses because they are vacant. Once they are vacant they aren't maintained and if you live next door you can't sell your house. These do attract lower income which puts more stress on the city, more stress in the community, more stress on the police, higher crime lower incomes. The owner of the land saying that there are people that do not maintain their homes, well there are some people that do and for him to bring that up is like saying it is ok and it is not ok. If the land doesn't

get maintained we are the ones living here, his opinion doesn't matter he has gotten his money and he is done. I am raising my family here and would them to have the same childhood I did. People do move in and out, you don't know who is going to be your neighbor tomorrow. Our community, we don't want it and it doesn't work. We are not a high population, we are not Logan. She wants to live here for a long time and she wants it to stay the same.

Dave Byington, also a seller in this project. He stated he agrees with everything that has been said and stated he is the last guy that wants development or something coming in. He has seen a lot of Rod and Jakes work and it is very outstanding, that is a big plus to it. It is on Main Street but most of it goes back through, it is close to the schools and the park and that is a good thing. He has been here fifteen plus years and two or three of the homes next to him have changed owners and each one has improved their properties. He would like the new development professionally cleaned and keep it straight. He does have reluctances to that many people on that end, however we do need to welcome people to our community. Water drainage, he stated there is minimal water than what there used to be. It is an issue, the responsibility of the water problem needs to be negotiated. An easement there allowing for property owners to get into their backyards would be a good thing. He is for it. He thinks it is an upstanding development that they are looking at.

Julie Gudmunson asked what happens after this closes.

Ron Salvesen said the planning commission has taken notes and once the public hearing is closed it is not open for the audience to keep making comments, they will discuss it and make a motion after talking to the developer.

Julie Gudmunson she asked after that what happens.

Chairwoman Terry Mann stated it goes to Hyrum City Council.

Kathleen Voth stated in the zoning ordinances it is one apartment complex per block. Now she knows that the area is bigger than a block but there are three four-plexes on the north west corner of that area, how does that affect the zoning ordinance.

Commissioner Jeff Nielsen stated that is a different block.

Kathleen Voth asked if there was street that divided the blocks.

Commissioner Jeff Nielsen said it is a platted street, if it will ever be an actual street he doesn't know.

Commissioner Brian Carver stated that we can allow up to four apartments every 600 feet, our blocks are platted at 660 feet.

Sid Allen asked if they build the complex who is going to control

it later so it does stay good. We need zoning that says they have to paint every five years, keep kids out of the street, have adequate parking, have handicap parking, who is going to do that in five years, ten years, twenty years.

Commissioner Brian Carver stated that things like parking can be controlled at the building stage but as far as maintenance they have proposed an HOA. Just like any property management company you get what you pay for. We can't control how well somebody maintains a single family home and we can't control how well somebody maintains an apartment complex, it is not legally possible to require them to do these things.

Sid Allen said with forty-four units you know it is going to be run down. She actually thinks we should have people clean up there yards, she doesn't have a problem with that. She feels there needs to be some standards in Hyrum more than there are now.

Vicky Smith stated with them owning the adjoining property she feels there needs to be a fence built along there. She would like so kind of sound barrier along there, a divider between them.

Grover Smith stated that they had their property surveyed a few years ago and when they brought in the dirt their property stakes were bulldozed over. He would like to have that resurveyed because there property line is two to three feet past the current fence. They did survey and it has been destroyed.

Julie Gudmunson stated we all want high standards but we cannot take away an individual's sense of community where we are all helping each other. She hates to see us become a community of demands, we need to help each other. She would like to see an inclusion and if this is going to be developed lets be good neighbors and welcome them.

Steve Parkinson stated they have had their property surveyed and all the corner posts are very visible. If they want a fence that will be no problem and they will make sure it is on the property line.

Daniel Byington lives on 369 North 200 West, lives in front of Millers building. He stated he is for this property being built. He would like to see a fifteen to twenty foot easement and a fence along the back of the property. He stated he is for the growth in the community and these builders do great work. He believes the HOA will take care of the property.

ACTION

Commissioner Kevin Anderson made a motion to close the public hearing at 7:28pm. Commissioner Angi Bair seconded the motion and all six commissioners present voted aye.

SCHEDULED DELEGATIONS:**A. JAKE THOMPSON, DIRECT HOMES LLC - TO REQUEST CONCEPT PLAN APPROVAL FOR GREEN MEADOW VILLAS A 44 UNIT CONDOMINIUM PLANNED UNIT DEVELOPMENT, AT 291 WEST MAIN, HYRUM.**

Discussions:

Jake Thompson stated this project is meant to enhance the area around it. Jake stated 1,800 square feet in anybody's standards is a pretty large area for a home with a two car garage. The main focus is to sell these to families that are going to live there. HOA is to maintain the area around this. These aren't cookie cutter, they don't appear to be apartments. They want to steer as far away from that as possible, they want these to be townhomes. Jake Thompson said you speak of over promises of all these pools, this facility doesn't have a pool. It basically meets the standards for a PUD which is a park, they will have landscaped areas and a park. This meets the PUD standards which are pretty easy to meet and they don't feel like they are over promising. Providing homes for small families. They are quality builders that take a lot of pride in what we build. They do live in Logan not Hyrum but there name is going to be on it.

Rod Thompson said as a developer he strives to get input from his neighbors. He stated Kathy stands up and has some great points and he respects that. He stated there are slum lords and those that take care of their properties and if you look at his properties he takes care of his properties. He said they are going to sell this but they do have an option that when they sell these they want good quality people to buy them. He is not a developer that is going to come in and develop it and make bank and walk away, he wants to be able to enhance that area. No business down in that area, the businesses want to be on the east side. They hope planning and zoning understands that this can be a great development. They do want to listen to our neighbors.

Commissioner Jeff Nielsen said there was a lot brought up about the water, have you done any wet land variation.

Rod Thompson said this is the first step and he suspects that they will probably have to pipe that through over to a ditch so it takes care of that water issue.

Commissioner Angi Bair asked who's property the water is on, both sides or only one.

Commissioner Jeff Nielsen said it comes out of the hill side. Most of the water is coming from above but it is historic that is where it goes, it will be the developers responsibility.

Jake Thompson what is the drainage that goes towards the middle of

the property is that some type of drainage already.

Rod Thompson said they will have to have some council there. If that is wet lands there, the core of engineers will not let you build.

Commissioner Jeff Nielsen any idea what your selling price is going to be on these.

Jake Thompson said he has had a realtor, Parker Real Estate research this and they are thinking \$140,000 to \$150,000. For a town home of this size and this quality that will not be unreasonable.

Jeff Nielsen stated that a big concern is renting them out and to some degree we don't have much control over that but I he thinks it is a pretty valid concern. Are you going to have some CC&R's and restrict these being rented out to more than one family.

Rod Thompson said if that helps them to feel good about it they can put in the CC&R's that these are not to be rented out these are to be family dwellings.

Commissioner Angi Commissioner said you may not want to say no, but maybe so many rentals per unit. Angi stated if someone gets a job transfer you don't want these to be foreclosed on that is a worse problem than a rental.

Jake Thompson said he would think there would be more damage to a vacant home than rental home.

Commissioner Angi Bair said you could certainly put in so much percentage could be rented out. The homeowner could apply to the HOA to have it a rental.

Rod Thompson said he thinks there could be some restriction there and it comes down to what legal rights we all have.

Commissioner Kevin Anderson asked if they had calculate the open space.

Commissioner Angi Bair said it is at fifty percent.

Commissioner Angi Bair stated everyone has a two car garage and then how much extra parking is there.

Jake Thompson said it goes in accordance with the PUD, he knows it meets or exceeds that. He thinks there is over twenty guest parking spaces.

Commissioner Jeff Nielsen said there is twenty two.

Commissioner Angi Bair asked if the concrete aprons inside were big

enough for parking or are the cars going to have to be inside the garage.

Jake Thompson said they are going to be required to park inside the garage. He said more than one family living there is hard because they are going to be pretty limited to how many parking places there are to put cars.

Commissioner Wayne Olsen asked if they will have a privacy fence around the development.

Rod Thompson stated that is just something they had heard from some of the neighbors prior to this development and that would make it nice. This is a little community and they want to keep it like that.

Jake Thompsons said we could even put trees if that makes more of a division for them.

Commissioner Brian Carver said going back to the market issue, we already have a similar project on the east side that is started and that has slowed down. The developer is patient and willing to continue the project but with that in mind have you done a market study showing that there is a demand for this even though we have already got a very similar project to yours in the works.

Jake Thompson said that those are three floors and over 2,000 square feet. He said he called on one and they are looking at over \$200,000.

Casey Lape said they are not that high, \$149,000.

Commissioner Angi Bair said there is a mix of units up there.

Rod Thompson said they did go up there and wanted to buy that property. He stated they paid way too much for it and wanted top dollar and they couldn't afford it. Rod said those people are selling because they are mad, they were made promises that weren't kept.

Commissioner Jeff Nielsen said the Valley Event Center that is there, when is that coming down. Jeff said a concern is that you build a couple units and leave that there. Is it coming down quickly or is staying until the very end.

Rod Thompson said he don't think the people that will live there would appreciate loud music going on. Rod stated they feel that this will move real quickly, they have people saying if you build it we will come.

Chairwoman Terry Mann asked if they are going to be doing phasing.

Rod Thompson said they are going to build the first building and

see how it sells. They will keep building as they see a need.

Commissioner Angi Bair asked if they know what their proposed HOA fees would be.

Jake Thompson said we haven't, it isn't too complicated there is only a grass area and playground to take care off.

Rod Thompson said you have to have a good HOA. As developers and builders if we don't own we are not in the HOA.

Commissioner Kevin Anderson asked if they would be willing to develop the playground area as you develop the first building.

Jake Thompson said if when they have eight buildings sold they can develop the playground area that could be possible.

Chairwoman Terry Mann asked what kind of playground equipment we are talking about.

Jake Thompson asked if there is a requirement.

Chairwoman Terry Mann asked if we just have the one entrance and exit.

Jake Thompson said right.

Commissioner Kevin Anderson is one entrance sufficient and is a thirty foot wide sufficient, is that going to be ok.

Commissioner Jeff Nielsen stated he thinks it is. He said thirty feet will give you a right turn land, left turn lane and access in allowing three vehicles to come in.

Commissioner Brian Carver asked Ron what the plans for 300 West are, are they undetermined.

Ron Salvesen said more than likely that will not be developed, it will probably be a walking trail as they have a sewer line that goes down through there. Ron said we want to hang onto it for that reason.

Commissioner Kevin Anderson said the PUD requires a functioning playground as part of the functioning development so that would have to go in with the first building.

Rod Thompson asked if they could put it in a temporary spot and move it as they build.

Commissioner Kevin Anderson asked if we have a square footage requirement and a grass requirement with that.

Commissioner Jeff Nielsen said he doesn't think we do, it is just

left up to us and what we feel is necessary.

Commissioner Jeff Nielsen said the first two building will face toward Main Street and asked if they would be willing to berm it up and plant quite a few trees and make it look nice.

Jake Thompson said yes they want it to look as though you are facing the front. The backs have been spruced up for curb appeal.

Commissioner Wayne Olsen asked if they will be needing a sign.

Jake Thompson said no, but they could if that is something the city would want.

Commissioner Angi Bair asked where snow removal would be accommodated.

Rod Thompson said that is a good question. That is something they are going to have to look at, maybe a redesign.

Commissioner Wayne Olsen said you may want to look at retention pond for storm runoff.

Commissioner Brian Carver said there was a concern for an easement and fifteen feet is quite a bit but would you consider eight to ten, something wide enough to get a pickup through.

Jake Thompson said they are open to any type of easement, that shouldn't affect the density.

Commissioner Wayne Olsen asked if they had been in contact with UDOT to see if they could move their entrance.

Rod Thompson said they will probably want a count of how many people are driving through there and that will all be part of the study.

Commissioner Brian Carver said he don't know if UDOT will have a big issue with that.

Commissioner Jeff Nielsen said his concerns are the CC&R's and how we could make it to where they weren't always rented out to somebody, which is a big concern. He is not sure how to address that.

Rod Thompson said they are boasting about these being for single families and that is what they want but maybe it has to be an attorney that tells them what they legal can put there.

Commissioner Brian Carver said they can claim that they are the rules but they have to be able to enforce them.

Ron Salvesen said he would recommend looking into the legality of

actually putting that right on the plat. You can ask to see that information before you approve the preliminary plat. Ron stated homeowners can amend CC&R's.

Commissioner Jeff Nielsen said once we make a motion will the Valley Event Center be able to function any more.

Steve Parkinson said the day we close on the property the Valley Event Center shuts down.

Commissioner Jeff Nielsen said as we talked about moving the playground around that tells him the Valley Event Center isn't coming down for a while.

Rod Thompson asked if there was an easement all the way through to the park.

Commissioner Jeff Nielsen said 300 West goes all the way through to the park.

Ron Salvesen said the city could look at that, the biggest concern would be keeping access to the sewer line.

Commissioner Kevin Anderson asked if that could be part of the development and have the HOA maintain it.

Commissioner Brian Carver said he is not sure it would be appropriate for the HOA to manage city property. Brian stated that would be the first thing that they stop taking care off.

Commissioner Jeff Nielsen said in a lot of towns we would require that they build out half the street that they are building up against. Jeff thinks asking for a path is cheaper than asking them to build out a street.

Commissioner Brian Carver said anything further north than their property line probably wouldn't be appropriate.

ACTION

Commissioner Brian Carver made a motion to approve a concept plan for Green Meadow Villas a 44 unit condominium planned unit development at 291 West Main, Hyrum with the following requirements that before preliminary plat approval they provide us the following: 1) Include drawing notes 2) A copy of the proposed covenants, codes, and regulations 3) Assess the legality of the CC&R rules to be placed on the recorded plat for the property 4) Consider a privacy fence around perimeter of the property 5) Present a plan on how the ground water and surface water will be drained and managed 6) A landscaping plan including details on trees, especially on the Main Street frontage 7) The existing event center building will be closed within 30 days of city council approval and closing on the property 8) A

more detailed phasing on the construction of the buildings 9) Consideration to flip the site plan putting the playground on the other side, move to east side of property and require it be constructed along with the first building before occupancy 10) CC&R's state a restricted percentage of units available to rent 11) A snow removal plan 12) Consider the installment of a walking path along the west side of the property on city property at 300 west. Commissioner Wayne Olsen seconded the motion and all five commissioners present voted aye.

B. KELLY JOHNSON, AA ACCESS STORAGE - TO REQUEST SITE PLAN APPROVAL FOR A 94 UNIT STORAGE BUILDING AT 295 WEST MAIN, HYRUM.

Discussion:

Kelly Johnson stated earlier he had come and proposed another usage for the land. Kelly stated there is eighty-eight feet of land that just sits there and he decided the best thing to do there is to build another building. He has only two vacancies out of 235 units. Kelly is requesting a twenty-five foot wide building and accommodate storage units that they don't have to many off; 10x10 size of bedroom and 10x15 a bigger bedroom. He stated he could use the extra units.

Commissioner Wayne Olsen asked what all the zig zag lines on the drawing are for.

Kelly Johnson said empty space. The whole length is twenty-five feet wide, the units will be 10x15 on one side 10x10 on the other.

Chairwoman Terry Mann asked if the lighting would be the same as the other buildings.

Kelly Johnson said correct.

Chairwoman Terry Mann said your storm water the same as well.

Kelly Johnson said it runs to the north, it runs into a natural pond on north west corner. He said it makes it way into the creek that runs along 300 West.

Chairwoman Terry Mann asked if we had talked about landscaping previously.

Kelly Johnson said he had planted six trees in the last two months.

Chairwoman Terry Mann asked what the surfacing around it would be.

Kelly Johnson said it would be asphalt.

Commissioner Wayne Olsen said we are in the same situation with 300

West along his property not being developed.

Kelly Johnson said correct, it is however asphalted for a couple hundred feet off of Main Street.

Kelly Johnson stated he has planted willow trees along the west side.

Commissioner Wayne Olsen asked on the west side if there was a chain link fence.

Kelly Johnson said yes.

Commissioner Jeff Nielsen asked if the fence was right on his property line.

Kelly Johnson said to his understanding it is three feet inside the property line. He counted from the fence when he said it was eight-seven feet.

Commissioner Angi Bair asked if he owned all the way to Main Street.

Kelly Johnson said yes he does.

Chairwoman Terry Mann asked if that is where the trees were planted.

Kelly Johnson stated they are on the line between the grass and gravel run off area.

Commissioner Wayne Olsen asked if he would be opposed to planting more trees out on Main Street.

Kelly Johnson said he wouldn't be opposed to it but not sure how practical it was. He stated there is quite a drop from the road down to the ditch. Inside the fence line would make more sense. He said he would upgradethe landscaping if required.

Commissioner Wayne Olsen stated that this is the first thing you see as you come in from the west side so anything to beautify it would be nice.

Kelly Johnson said there is one amendment he would like you to consider which is reducing the easement on the third west side to twenty-five feet and put thirty-five feet between building A and the new building. He feels this will help to utilize the bigger units in building A.

Commissioner Jeff Nielsen asked what the setback requirements for that would be.

Ron Salvesen said commercial doesn't have a setback. He stated it

had been reduce to twenty-five feet.

ACTION Commissioner Jeff Nielsen made a motion to approve the site plan for a 94 unit storage building at 295 West Main, Hyrum allowing him to put it at twenty-five feet from his west property line, add more trees out in front along Main Street and a few along the west side with a minimum of six in total. Commissioner Angi Bair seconded the motion and all five commissioners present voted aye.

OTHER BUSINESS:

A. DISCUSSION OF MISCELLANEOUS ZONING ORDINANCES AND REVIEW OF TRAINING MEETING.

Discussion:

Commissioner Brian Carver asked if we wanted to look at our design standards again.

Commissioner Angi Bair stated she liked the idea of a temporary hold to give us a chance to catch up.

Commissioners present agreed.

Commissioner Kevin Anderson said he would like to see playground definitions and open space definitions more specific.

Commissioner Jeff Nielsen said he really likes a concept plan, he thinks it goes a long ways.

Commissioner Wayne Olsen asked what ones we need to beef up then.

Ron Salvesen said our subdivisions and lot sizes.

Commissioner Jeff Nielsen said he would like to have a meeting with City Council every once in a while to make sure we know what they are thinking.

ADJOURNMENT:

ACTION **There being no further business before the Planning Commission, the meeting adjourned at 8:35 p.m.**

Terry Mann
Chairman

ATTEST:

Michelle Jensen
Secretary

Approved: September 10, 2015